

**Eau Claire Redevelopment Authority
Minutes**

Wednesday, April 15, 2015 at 7:30 a.m.

Members Present: Janine Wildenberg, Ted Barr, Martin Green, David Klinkhammer,
Russ Van Gompel, Mike DeRosa

Members Absent: Jeff Halloin

Staff Present: Mike Schatz, Kelly Thompson, Elaine Coughlin

1. Call to order

This meeting was called to order by Mr. Barr at 7:30 a.m.

2. Minutes from the meeting of March 11, 2015

The minutes from the meeting of March 11, 2015 were reviewed and approved on a motion made by Mr. Klinkhammer and was seconded by Ms. Wildenberg. The motion passed.

3. Financial statements

Ms. Thompson presented the financial statements for the period ending March 31, 2015. There were no operating expenses in March. Acquisition expenses for the month of March totaled \$32,188 and included \$1,250 for an appraisal on 1711 Oxford Avenue, \$11,840 for acquisition costs of 1714 and 1716 Oxford Avenue, \$2,850 for a Phase I Environmental Study for 1714 and 1716 Oxford Avenue, \$7,509 for a Phase I Concept plan for the West Bank Redevelopment District, and \$8,739 in environmental reports for the former USPS property. There is \$766,000 in the development fund. Ms. Thompson explained that the demolition will still need to be paid. The financial statements for the period ending March 31, 2015 were approved on a motion made by Mr. Green and seconded by Mr. Van Gompel. The motion passed.

Mr. DeRosa arrived at 7:35 a.m.

There was a motion made by Ms. Wildenberg to go into closed session and was seconded by Mr. Klinkhammer. The motion passed.

CLOSED SESSION

The Redevelopment Authority will convene in closed session to discuss the terms and conditions of a potential acquisition for property located at 1807 Oxford Avenue in the West Bank Redevelopment District, and the terms and conditions of a potential acquisition of property at 1711 Oxford Avenue which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion made to go back into open session by Mr. Barr and was seconded by Ms. Wildenberg. The motion passed.

OPEN SESSION

4. Motion to approve the purchase of property at 1711 Oxford Avenue

There was a motion made by Mr. Klinkhammer to approve the purchase of property at 1711 Oxford Avenue and this was seconded by Mr. Barr. The motion passed.

5. Motion to approve the purchase of property at 1807 Oxford Avenue

There was a motion made by Mr. Klinkhammer to approve the purchase of property at 1807 Oxford Avenue and this was seconded by Mr. Green. The motion passed.

6. Executive Director's report

Mr. Schatz explained that staff is working to get another RFP out for the liner building and Block 7 which shows the ramp has been approved. Mr. Solberg is getting a new map showing the liner site that faces Riverfront Terrace has changed in size since the last RFP. Staff know of a developer that is interested in seeing the updated proposal.

Mr. Schatz said staff is meeting with Phil Fieber and Phil Johnson to finish the draft concept for the trail. It will include the trail going up to Madison Street and will show it going under where Lazy Monk wants to put in their brewery. Staff tried to schedule a meeting with Family Video, but it was canceled. Staff will try to meet with them again at the end of the month regarding the trail.

Mr. Schatz reminded everyone that on Friday, April 24, Sturgeon Bay will be coming to town to look at Phoenix Park and the redevelopment district. He also said he would send more details on this once finalized.

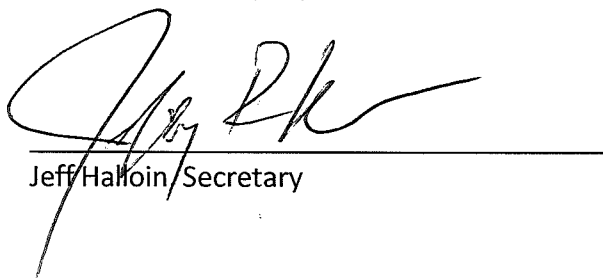
Mr. Schatz explained that there is a meeting scheduled with Gorman & Company, the developer of the transit center and apartments in La Crosse.

Mr. Schatz said that there is a growing interest in the West Bank district area for a food-related or indoor food market. He explained that Ned Noel in the Community Development department will be conducting a market feasibility study and this concept is being explored.

7. Announcements, directions and correspondence

Mr. DeRosa announced that the next meeting is scheduled Wednesday, May 20, 2015. He also reminded everyone that Mr. Schatz will be sending out more details for the meeting scheduled April 24, for those interested in attending.

This meeting adjourned at 7:51 a.m.

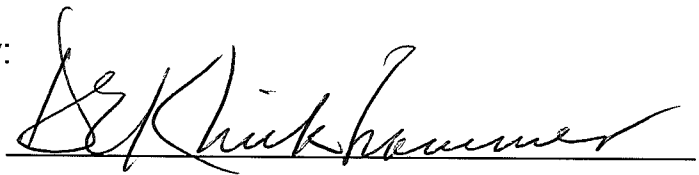


Jeff Halloin / Secretary

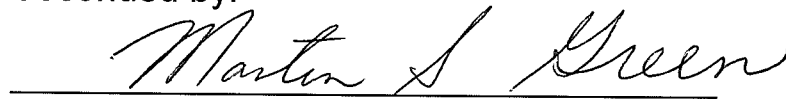
MOTION

I hereby move to approve the purchase of 1807 Oxford Avenue in the West Bank Redevelopment District.

Offered by:



Seconded by:



Passed:

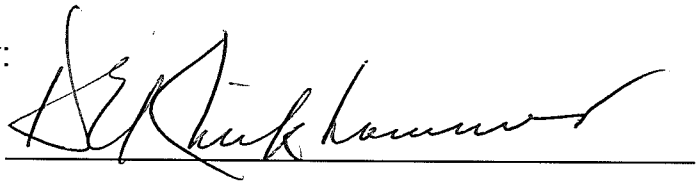
April 15, 2015

Meeting of the Redevelopment Authority of the City of Eau Claire

MOTION

I hereby move to approve the purchase of 1711 Oxford Avenue in the West Bank Redevelopment District.

Offered by:



Seconded by:



Passed:

April 15, 2015

Meeting of the Redevelopment Authority of the City of Eau Claire